

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, SEPTEMBER 13, 2005
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

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CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Atkins at 10:11 a.m. The meeting was recessed by Deputy Mayor Atkins at 11:53 a.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Deputy Mayor Atkins at 2:07 p.m. with all Council Members present and District 2, District 8, and Mayor vacant. The meeting was recessed by Deputy Mayor Atkins at 3:22 p.m. for the purpose of a break. Deputy Mayor Atkins reconvened the meeting at 3:28 p.m. with all Council Members present and District 2, District 8, and Mayor vacant. The meeting was recessed by Deputy Mayor Atkins at 3:42 p.m. to convene the Housing Authority. Deputy Mayor Atkins reconvened the regular meeting at 4:09 p.m. with all Council Members present and District 2, District 8, and Mayor vacant. The meeting was adjourned by Deputy Mayor Atkins at 4:14 p.m. immediately into Closed Session in the twelfth floor conference room to discuss anticipated and pending litigation matters.

ATTENDANCE DURING THE MEETING:

- (M) Mayor-vacant
- (1) Council Member Peters-present
- (2) Council District 2-vacant
- (3) Council Member Atkins-present
- (4) Council Member Young-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council District 8-vacant
- Clerk-Maland (ek/pr)

FILE LOCATION:

MINUTES



ITEM-300:

ROLL CALL

Clerk Maland called the roll:

- (M) Mayor-vacant
- (1) Council Member Peters-present
- (2) Council District 2-vacant
- (3) Council Member Atkins-present
- (4) Council Member Young-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council District 8-vacant

NON-AGENDA COMMENT:

PUBLIC COMMENT-1: REFERRED TO THE CITY MANAGER

Henry Olivas commented on the 56 persons who signed the Declaration of Independence; and also quoted from an article in the Union Tribune. Mr. Olivas also commented regarding the projects he has been working on at Balboa Park.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:31 a.m. – 10:33 a.m.)

PUBLIC COMMENT-2: REFERRED TO THE CITY MANAGER

Katheryn Rhodes commented on the trees in the area of 3250 McCall Street.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:34 a.m. – 10:37 a.m.)

PUBLIC COMMENT-3:

Don Stillwell commented on the need for daily prayer and reciting the Pledge of Allegiance at the start of every Council meeting.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:37 a.m. – 10:39 a.m.)

**PUBLIC COMMENT-4: REFERRED TO THE NATURAL RESOURCES AND
CULTURE COMMITTEE**

Al Strohlein commented on utilities price-gouging and the process for billing for utility services.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:40 a.m. – 10:43 a.m.)

PUBLIC COMMENT-5:

Ron Boshun commented on the actions of the City Council.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:43 a.m. – 10:45 a.m.)

PUBLIC COMMENT-6:

Sandy Summers commented on the persecution of citizens.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:46 a.m. – 10:49 a.m.)

PUBLIC COMMENT-7:

Linda Smith commented on the plans for new bay construction and having a port container in San Diego.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:50 a.m. – 10:50 a.m.)

PUBLIC COMMENT-8:

Phil Hart commented on the pension plan and the pension deficit.

FILE LOCATION: AGENDA.

COUNCIL ACTION: (Time duration: 10:51 a.m. – 10:53 a.m.)

PUBLIC COMMENT-9:

Mel Shapiro commented on property taxes.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:54 a.m. – 10:56 a.m.)

**PUBLIC COMMENT-10: REFERRED TO THE CITY MANAGER AND
THE CITY ATTORNEY**

Sharlene McHugh's commented on the Madra Avenue construction project.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:57 a.m. – 10:57 a.m.)

PUBLIC COMMENT-11:

Jarvis Ross commented on eminent domain.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 10:58 a.m. – 11:00 a.m.)

PUBLIC COMMENT-12: REFERRED TO THE CITY MANAGER

Irma Venegas commented on maintenance lighting in Logan Heights, specifically along Cesar Chavez Parkway.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 11:01 a.m. – 11:05 a.m.)

CITY ATTORNEY COMMENT:

Assistant City Attorney Karen Heumann reported on Item No. 6 in Closed Session regarding the United States Securities and Exchange Commission and the U.S. Attorney's subpoena and waiver of attorney/client privilege, stating that the Council did act today and moved unanimously, with Districts 2, 8 and the Mayor vacant, that the City Council waived the protections of the attorney/client privilege and the Work Product Doctrine with respect to all documents responsive to the subpoena issued by the SEC on June 30, 2005, except those documents created for litigation commenced on or after February 12, 2004 and that the provision of any such materials to the SEC shall be subject to the existing Confidentiality Agreement between the City and the SEC.

Miss Heumann stated that the City Council voted that the protections of the attorney/client privilege and the attorney Work Product Doctrine be waived with respect to all documents responsive to the most recent subpoenas issued by the U.S. Attorney or U.S. Grand Jury, dated December 22, 2004; January 11, 2005; February 9, 2005, February 11, 2005, February 25, 2005, March 8, 2005, May 10, 2005, May 18, 2005, June 9, 2005; July 26, 2005; August 8, 2005; and August 16, 2005, to the extent those subpoenas request documents not previously requested by prior subpoenas issued by the same entity and except for those documents created for litigation commenced on or after February 12, 2004.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Time duration: 10:12 a.m. – 10:13 a.m.)



[ITEM-330:](#) Coronado Belt Line.

Matter of the appeal by Metropolitan Transit Development Board, from the decision of the Historical Resources Board in approving the designation of the Coronado Belt Line Railway.

(See City Manager Report CMR-04-196. Otay Mesa/Nestor Community Plan Area. District 8.)

CITY MANAGER'S RECOMMENDATION:

Affirm, reverse, or modify the determination of the Historical Resource Board's designation of the Coronado Belt Line as a Historical Resource site, and make the appropriate findings in support thereof.

TODAY'S ACTION IS:

(R-2005-185) DENIED APPEAL; UPHOLD HISTORICAL RESOURCES
BOARD DESIGNATION TO HISTORICAL RESOURCE SITE;
ADOPTED AS RESOLUTION R-300825

Adoption of a resolution affirming, reversing, or modifying the determination of the Historical Resources Board's designation of the Coronado Belt Line as a Historical Resource site, and make the appropriate findings in support thereof.

OTHER RECOMMENDATIONS:

Historical Resources Board voted 9-1 on December 19, 2003, to approve the designation of the Coronado Belt Line Railway; was opposition.

Ayes: Sewell, Brooks, Burnett, Ahern, Chuang, Delawie, Lynch, Malone, Schaefer
Nays: Schwartz

CITY MANAGER SUPPORTING INFORMATION:

On December 19, 2003, the Historical Resources Board (HRB) of the City of San Diego held a noticed hearing to consider the historical site designation of the Coronado Belt Line (CBL), owned by the San Diego and Arizona Eastern Railway Company/Metropolitan Transit Development Board (MTDB). This railway is located within the Area of Potential Effect for the Bayshore Bikeway Project.

At this December 19, 2003, hearing, the HRB designated the CBL Historic Landmark Site No. 640. This designation was based on the findings that it met the following HRB Criterion: A (Cultural Landscape) for the site's archeological value, as an example of the private capitalization of infrastructure, and for the site's significant contributions to the cultural, physical and economic development of San Diego; Criterion B (Historical Persons) for the site being representative of its association with historically significant individuals such as John D. Spreckels, Elisha Babcock and Hampton L. Story; and Criterion C (Architecture) for the sites retaining high integrity and being representative of railroad construction of the late 1800s as evidenced by the presences of circa 1890 Carnegie steel rails and other character defining features.

On January 6, 2004, an appeal of the historical designation was submitted by MTDB.

On September 7, 2004, The Council of the City of San Diego held a noticed public hearing to consider the appeal of the historical site designation of the CBL (reference CMR 04-196). At that September 7, 2004, hearing, the Council voted 7-1 to grant the appeal and overturn the decision of the HRB to designate the CBL as a Historical Resources Site.

The Save Our Heritage Organization (SOHO) sued the City and Council alleging Council abused its discretion by granting MTDB's appeal at the September 7, 2004, hearing because substantial evidence did not exist in the administrative records to support Council's decision. The Honorable Ronald S. Prager determined a ruling of whether substantial evidence exists in the administrative record to support Council's findings cannot be made at this time because the City council failed to adopt adequate findings to enable the court to decide the issue. As such, a Peremptory Writ of Mandate has been issued by the court ordering the City Council to set aside its prior decision to approve the MTDB appeal of the CBL Railway's historical standing.

Accordingly, the Court "now remands the matter to City Council to make the necessary findings pursuant to SDMC Section 123.0203(a) to uphold, overturn, or modify a determination about whether or not to rescind the Historical Resources Board's historical designation of the portion of the CBL in the City of San Diego." "Other considerations such as the Bayshore Bikeway Project, which are outside the scope of the present inquiry, should have no impact on this issue." The City Council shall consider the existing administrative record and may consider any further oral testimony it deems appropriate in making its determination.

Oppenheim/Goldberg/MTT

Staff: Michael Tudury (619) 533-6227

FILE LOCATION: LUP- CORONADO BELT LINE – 9/07/04 (65)

COUNCIL ACTION: (Time duration: 11:21 a.m. – 11:52 a.m.;
2:08 p.m. – 3:20 p.m.)

Testimony in favor by Greg Cox.

Hearing recessed at 11:52 a.m.

Hearing resumed at 2:08 p.m.

Testimony in opposition by Mike McDade.

Testimony in favor by Philip Monroe, Clive Richard, Susan Hawley, Bruce Coons, Ed Kravitz, Karen Huff, Ronald May, Jim Lundquist, and Sam Judd.

**MOTION BY MADAFFER TO ADOPT THE RESOLUTION TO PROPOSE THE
FOLLOWING FINDINGS:**

- 1. THE HRB IMPROPERLY DESIGNATED THE RAILWAY HISTORIC UNDER HRB CRITERION A (CULTURAL LANDSCAPE) BASED ON FACTUAL ERROR. THIS 1.5 MILE SEGMENT OF THE CORONADO BELT LINE AND ITS RIGHT-OF-WAY WITHIN THE CITY OF SAN DIEGO DO NOT POSSESS SIGNIFICANT ARCHAEOLOGICAL RESOURCES OR VALUES SUCH THAT THE PROPERTY QUALIFIES FOR DESIGNATION AS A LOCAL HISTORIC RESOURCE. FURTHER, THE SEGMENT AND ITS RIGHT-OF-WAY WITHIN THE CITY OF SAN DIEGO ARE NOT HISTORICALLY SIGNIFICANT AS EXAMPLES OF PRIVATE CAPITALIZATION OF INFRASTRUCTURE IN EARLY SAN DIEGO, NOR DID THEY MAKE A SIGNIFICANT CONTRIBUTION TO THE CULTURAL, PHYSICAL OR ECONOMIC DEVELOPMENT OF THE CITY OF SAN DIEGO.**

SAVE OUR HERITAGE ORGANIZATION (“SOHO”) PRESENTED ARGUMENTS THAT “THE CORONADO RAILROAD CUTS THROUGH AT LEAST ONE PREHISTORIC SHELL MIDDEN ARCHAEOLOGICAL SITE.” THIS WAS RELIED ON BY THE HRB AS ONE BASIS FOR ITS DESIGNATION. THIS WAS DIRECTLY CONTRADICTED BY THE DECEMBER 10, 2003, CITY STAFF REPORT, AND THE TWO VOLUME HISTORIC RESOURCES EVALUATION REPORT PREPARED BY TIERRA ENVIRONMENTAL, INC., AND MARIE LIA IN AUGUST, 2003, WHICH FOUND THIS COMMENT TO ADDRESS AREAS OUTSIDE OF THE PROPOSED DESIGNATION BOUNDARY AND TO BE SPECULATIVE AND UNFOUNDED. THAT DETERMINATION WAS BASED ON ARCHAEOLOGICAL SURVEYS AND EVALUATION REPORTS DATING BACK TO THE 1970’s ON THIS AREA WHICH HAVE NOT IDENTIFIED ANY SIGNIFICANT RESOURCES THAT WOULD JUSTIFY DESIGNATION ON THE BASIS OF ARCHEOLOGY.

THE SOHO REBUTTAL FURTHER ARGUED “THE CORONADO RAILROAD...MAY CONTAIN OR BE DIRECTLY ASSOCIATED WITH CHINESE RAILROAD WORKERS’ CAMPS ASSOCIATED WITH THE 1888 INSTALLATION OF RAIL LINE BALLAST ROCKS.” TO THE CONTRARY, THE DECEMBER 10, 2003, STAFF REPORT FOUND THIS CLAIM TO ADDRESS AREAS OUTSIDE OF THE PROPOSED DESIGNATION BOUNDARY AND TO BE SPECULATIVE AND UNFOUNDED. ALL PREVIOUS STUDIES OF THIS AREA FOUND NO EVIDENCE THAT CHINESE WORKER CAMPS WERE ESTABLISHED IN THIS AREA. THE FACT THAT THE CITY PORTION OF THE PREVIOUS LINE IS LOCATED IN A WETLAND FURTHER REBUTS THIS CLAIM.

THE HRB FURTHER BASED THEIR DESIGNATION ON THE RAIL LINE BEING AN EXAMPLE OF THE PRIVATE CAPITALIZATION OF INFRASTRUCTURE. THERE IS NO INFORMATION IN THE RECORD PRESENTED BY PROPONENTS TO SUPPORT THIS FINDING.

THE HRB ALSO PARTIALLY BASED ITS DESIGNATION ON THE SOHO REBUTTAL WHICH ARGUED THAT THE RAILWAY MADE SIGNIFICANT CONTRIBUTIONS TO THE CULTURAL, PHYSICAL AND ECONOMIC DEVELOPMENT OF SAN DIEGO. THE DECEMBER 10, 2003, STAFF REPORT CORRECTLY POINTED OUT THAT ONLY 1.5 MILES OF THE CORONADO BELT LINE IS WITHIN THE CITY OF SAN DIEGO, AND IS THE ONLY PORTION OVER WHICH THE HRB HAS JURISDICTION. “WHAT IS CLEAR TO STAFF IS THAT THE PORTIONS OF THE CORONADO BELT LINE THAT WOULD HAVE CLEAR SIGNIFICANCE TO SAN DIEGO NO LONGER EXIST AND THE PORTIONS THAT DO EXIST WITH SOME INTEGRITY ARE NOT WITHIN SAN DIEGO’S BOUNDARIES DURING THE PROPOSED PERIOD OF SIGNIFICANCE.”

2. THE HRB IMPROPERLY DESIGNATED THE SEGMENT HISTORIC UNDER HRB CRITERION B (HISTORICAL PERSONS), BASED ON FACTUAL ERRORS IN THE MATERIALS AND INFORMATION PRESENTED TO THE BOARD BY SOHO. THIS 1.5 MILE SEGMENT OF THE CORONADO BELT LINE AND ITS RIGHT-OF-WAY WITHIN THE CITY OF SAN DIEGO ARE NOT REPRESENTATIVE OF ANY ASSOCIATION WITH HISTORICALLY SIGNIFICANT INDIVIDUAL SAN DIEGANS.

THE SOHO REBUTTAL ARGUED THAT THE PROPERTY “IS DIRECTLY ASSOCIATED WITH THREE PERSONS WHO HAVE BEEN PREVIOUSLY IDENTIFIED BY THE CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD AS SIGNIFICANT IN LOCAL SAN DIEGO HISTORY. THESE THREE

IMPORTANT PERSONS WERE ELISHA BABCOCK, HAMPTON L. STORY, AND JOHN D. SPRECKELS..." THE DECEMBER 10, 2003, STAFF REPORT REBUTTED THIS CLAIM: "IN ORDER FOR A PROPERTY TO BE DESIGNATED FOR ASSOCIATION WITH AN IMPORTANT HISTORICAL PERSON, IT MUST ILLUSTRATE A PERSON'S HISTORICAL ACHIEVEMENTS. THE ONLY REMAINING PORTION OF THE CORONADO BELT LINE THAT IS CURRENTLY WITHIN SAN DIEGO IS THE SEGMENT THROUGH THE SALT WORKS PROPERTY. THE ENTIRE CORONADO BELT LINE IS SEVERLY LACKING IN INTEGRITY BECAUSE THE MAJORITY OF IT IS GONE. BECAUSE OF THE OVERALL LINE'S LACKING INTEGRITY, GIVEN THAT THE TERMINUS SECTIONS IN BOTH SAN DIEGO AND CORONADO THAT COULD HAVE ILLUSTRATED THESE MEN'S ACHIEVEMENTS ARE GONE, THE PROPOSED SEGMENT SHOULD NOT BE DESIGNATED FOR AN ASSOCIATION WITH SPRECKELS, BABCOCK OR STORY." THE LINE'S LACK OF INTEGRITY WAS ALSO NOTED IN REPORTS PREPARED IN SUPPORT OF PREVIOUS STATE STUDIES WHICH REJECTED DESIGNATION, AND IN THE PREVIOUSLY CITED 2003 REPORT.

3. THIS 1.5 MILE SEGMENT OF THE CORONADO BELT LINE AND ITS RIGHT-OF-WAY WITHIN THE CITY OF SAN DIEGO DO NOT RETAIN HIGH INTEGRITY AS REQUIRED FOR DESIGNATION AS AN HISTORICAL RESOURCE OF THE CITY OF SAN DIEGO. THE DECEMBER 10, 2003, STAFF REPORT FOUND THAT "WITH ONLY A THIRD OF ITS ORIGINAL ALIGNMENT STILL REMAINING, THE CORONADO BELT LINE NO LONGER RETAINS ENOUGH INTEGRITY OF DESIGN, MATERIALS, ASSOCIATION AND SETTINGS TO BE REPRESENTATIVE OF THE SHORT LINES OF THIS EARLY PERIOD. THE LINE ITSELF WAS ALTERED AFTER THE 1916 FLOOD, AND LATER IN THE 1940s AND THE 1950s. THE SETTING ALONG THE LINE HAS BEEN ALTERED WITH MODERN STRUCTURES...THE STAFF'S POSITION, SUPPORTED BY OTHER STUDIES, REMAINS THAT THE 1.5 MILE SEGMENT THROUGH SAN DIEGO DOES NOT RETAIN SUFFICIENT INTEGRITY TO BE DESIGNATED AS AN INDIVIDUAL SITE."

UNDER NATIONAL, STATE AND LOCAL STANDARDS, IN ORDER TO BE DETERMINED HISTORICALLY SIGNIFICANT, A PROPERTY MUST NOT ONLY MEET ONE CRITERIA OF SIGNIFICANCE, IT MUST ALSO RETAIN INTEGRITY, AND IN THIS CONTEST, INTEGRITY MEANS THE ABILITY OF A PROPERTY TO CONVEY AND MAINTAIN ITS SIGNIFICANCE. IT IS IMPORTANT TO NOTE THAT THE STATE HISTORIC RESOURCES COMMISSION FOUND THIS RAILROAD REMNANT LACKS SUFFICIENT INTEGRITY TO BE DETERMINED HISTORICALLY SIGNIFICANT.

Second by Peters. Failed by the following vote: Peters-yea, District 2-vacant, Atkins-yea, Young-nay, Maienschein-yea, Frye-nay Madaffer-yea, District 8-vacant, Mayor-vacant.



ITEM-331: Del Cerro Heights Upper Gate.

Matter of the appeal by Lisa Worley and Del Cerro Heights HOA regarding the Planning Commission's denial of a request by the Del Cerro Heights Homeowner's Association for Planned Development Permit No. 9812, Amending Planned Residential Development Permit No. 15, to allow controlled access/egress of an existing "emergency access only" gate by residents. Said gate is located adjacent to Pasatiempo Avenue.

(See City Manager Report CMR-05-114. Navajo Community Plan Area. District 7.)

(Continued from the meeting of May 24, 2005, Item 334, at the request of Matthew Peterson, on behalf of Del Cerro Heights Homeowners Association, for further review.)

NOTE: There was no public testimony taken on May 24, 2005.

CITY MANAGER'S RECOMMENDATION:

Adopt the resolution in Subitem A to grant the appeal and overturn the decision of the Planning Commission and to grant the permit; and adopt the resolution in Subitem B:

Subitem-A: (R-2006-) CONTINUED TO TUESDAY, NOVEMBER 1, 2005,
WITH DIRECTION

Adoption of a Resolution granting or denying the appeal, and upholding or overturning the decision of the Planning Commission and granting or denying Planned Development Permit No. 9812, with appropriate findings to support Council action.

Subitem-B: (R-2006-) CONTINUED TO TUESDAY, NOVEMBER 1, 2005

Adoption of a resolution certifying that Mitigated Negative Declaration Number No. 5937, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and approving the Mitigated Negative Declaration;

That pursuant to California Public Resources Code Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment.

That the City Clerk is directed to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

OTHER RECOMMENDATIONS:

Planning Commission on February 3, 2005, voted 5-0 to deny; was opposition.

Ayes: Steele, Garcia, Chase, Schultz, Otsuji

Not present: Ontai

The Navajo Community Planning Group has recommended approval of this project.

CITY MANAGER SUPPORTING INFORMATION:

The Del Cerro Heights Upper Gate PDP, Amending PRD No. 15, proposes to permit the modification of an existing gated entry for controlled access by residents. The development is located south of Camino Rico, west of Pasatiempo Avenue and east of Bernadette Lane, within the Navajo Community Plan Area.

In 1971, the City Council approved PRD No. 15, which allowed development of 230 dwelling units in the RS-1-7 and Hillside Review Overlay Zones. This development was approved with two access points, which include a main entry gate, “Lower Gate”, at Camino Rico, and a second gated access, “Upper Gate”, at Rancho Park Drive west of Pasatiempo Avenue. Due to neighborhood concerns regarding traffic impacts on existing streets, the Upper Gate was restricted for use to emergency vehicles only.

In 1976, the City Council denied a request to allow use of the Upper Gate by residents, finding that no material change in circumstances had occurred since approval of the original permit, and that the opening of the Upper Gate would create more traffic on neighboring streets. In 1978 and 1979, amendments to PRD 15 allowed revisions in housing products types and resulted in a reduction of the total number of dwelling units from 230 to 179. These 179 units are existing.

In 1987, the Del Cerro Heights HOA filed an application to Amend PRD 15 to allow modification of the Upper Gate to allow general ingress and egress by residents of the development. The Planning Director’s decision to deny the request was appealed to the Planning Commission. The Planning Commission denied the appeal of the Planning Director’s decision, and the Upper Gate was required to remain available for emergency use only. The Planning Commission’s decision was appealed to the City Council, which determined that there was no material change in circumstance, and affirmed the Planning Commission’s decision to deny the appeal. The Upper Gate has remained restricted to emergency use only.

In 2003, the Del Cerro Heights HOA filed the current application for a PDP, again requesting that controlled access of the Upper Gate be permitted for residents. Guests and delivery vehicles would be restricted to using the Lower Gate located at the main entrance. The Applicant’s request indicates that since the PRD was approved, there have been changes in circumstances, which warrant modification of the Upper Gate to allow controlled access. A copy of this information is included as Attachment 10.

On February 3, 2005, the Planning Commission voted 5-0 to deny the application for amendment. The Commissioners concluded that the property owner currently has the ability to install an emergency access gate providing ingress and egress, which would serve their needs as required by the existing PRD. Copies of the resolution of denial and the approved meeting minutes are included as Attachment 15 and 16 respectively.

On February 3, 2005, an adjacent property owner filed an appeal indicating that a gate associated with an 18-foot wide access easement leading to an existing City Reservoir has been locked. The easement is off-site to the PRD 15 boundary. This access easement has been improved with an Asphalt roadway and leads from the terminus of Rockhurst Court public right-of-way

(cul-de-sac), upward to an existing reservoir. This roadway is adjacent to an existing cul-de-sac within the Del Cerro Heights development (Caminito de la Taza) and is unrelated to the access issue from the Upper Gate. A copy of this appeal is included as Attachment 17.

On February 16, 2005, the Del Cerro Heights HOA filed a separate appeal indicating that the findings to deny the request were not supported. A copy of this appeal is included as Attachment 17.

FISCAL IMPACT:

None with this action. All staff costs associated with processing this project are recovered from a separate deposit account provided and maintained by the Applicant.

Halbert/Frazier/WCT

LEGAL DESCRIPTION:

The 52-acre site is generally located west of Pasatiempo Avenue, between Rockhurst Court and Camino Rico, easterly of College Avenue, in the RS-1-7 (Single-Family Residential) Zone of the Navajo Community Plan Area. The project site is legally described as Del Cerro Heights, Units 1-4, Map Nos. 7586, 7923, 7924, and 7925.

Staff: Bill Tripp - (619) 446-5273.

FILE LOCATION: LUP-Del Cerro Heights Upper Gate 9/13/05 (65)

COUNCIL ACTION: (Time duration: 10:14 a.m. – 10:26 a.m.;
11:05 a.m. – 11:19 a.m.)

Testimony in opposition by Julie Hamilton, Tom Brohard, Sam Calvano, Stu Josephs and Elaine Rosenbaum.

MOTION BY MADAFFER TO CONTINUE TO NOVEMBER 1, 2005 AT THE REQUEST OF ATTORNEY MATTHEW PETERSON, REPRESENTING THE DEL CERRO HEIGHTS HOMEOWNERS ASSOCIATION, IN ORDER TO COMPLETE THE TRAFFIC IMPACT ANALYSIS, WITH DIRECTION THAT THE CITY ATTORNEY AND THE CITY CLERK'S OFFICE WORK WITH THE LEGAL REQUIREMENTS TO PROVIDE INDIVIDUALS IN THE COMMUNITY WRITTEN NOTIFICATION OF THE CONTINUANCE DATE. ACCEPT COUNCIL MEMBER PETERS' RECOMMENDATION THAT PERSONS WHO DO NOT FEEL THAT THEY HAVE

BEEN NOTICED LEAVE THEIR ADDRESS OR THEIR CONTACT INFORMATION WITH THE CITY CLERK SO THAT THEY CAN BE NOTIFIED OF THE NOVEMBER 1, 2005 CONTINUANCE DATE. ACCEPT COUNCIL MEMBER FRYE'S RECOMMENDATION THAT PERSONS WHO TESTIFIED AT TODAY'S MEETING BE ALLOWED TO ALSO TESTIFY ON NOVEMBER 1, 2005 IF NEW INFORMATION IS ACQUIRED REGARDING THE DEL CERRO HEIGHTS PROJECT. Second by Frye. Passed by the following vote: Peters-yea, District 2-vacant, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, District 8-vacant, Mayor-vacant.



ITEM-332: River View Village Residential.

Matter of approving, conditionally approving, modifying or denying an application to/for; 1. Amend the Navajo Community Plan and the Progress Guide and General Plan for the City of San Diego to designate approximately 6.4-acres from light industrial use to single-family residential use; 2. Rezone approximately 6.4-acres from AR-1-2 (Agricultural-Residential) to RX-1-1 (Single-Family Residential – Small Lot); 3. A Tentative Map to subdivide an approximate 6.4-acre undeveloped parcel into 16 single-family residential lots and one open space lot; 4. A Planned Development Permit to allow development of 16 single-family residences incorporating limited deviations from Land Development Code regulations; and 5. A Site Development Permit to allow the subdivision of a premise containing environmentally sensitive lands. The property is located at the northerly terminus of Wembley Street, south of Mission Gorge Road, west of Princess View Drive, and north of Waring Road, legally described as Lots 3, 4 and 5 of the Subdivision of Lots 61, 62 and the easterly Portion of Lot 63 of the Rancho Mission of San Diego, according to Map No. 1550.

(See City Manager Report CMR-05-168. MND/MMRP/CPA No. 7687/RZ No. 7686/TM No. 7685/PDP No. 7688/SDP No. 7689/Project No. 3938. Navajo Community Plan Area. District 7.)

(Continued from the meeting of August 9, 2005, Item 335, at the request of Councilmember Madaffer, for further review.)

NOTE: Hearing open. No testimony taken on August 9, 2005.

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in Subitems A and B; adopt the resolution in Subitem C to grant the map; adopt the resolution in Subitem D to grant the permits; and introduce the ordinance in Subitem E:

Subitem-A: (R-2006-84) CONTINUED TO TUESDAY, OCTOBER 18, 2005

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration No. 3938 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration is hereby approved;

That pursuant to California Public Resources Code, section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference;

That the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2006-83) CONTINUED TO TUESDAY, OCTOBER 18, 2005

Adoption of a Resolution amending the Navajo Community Plan;

And amending the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

Subitem-C: (R-2006-) CONTINUED TO TUESDAY, OCTOBER 18, 2005

Adoption of a Resolution granting or denying Tentative Map No. 7685, with appropriate findings to support Council action.

Subitem-D: (R-2006-) CONTINUED TO TUESDAY, OCTOBER 18, 2005

Adoption of a Resolution granting or denying Planned Development Permit No. 7688 and Site Development Permit No. 7689, with appropriate findings to support Council action.

Subitem-E: (O-2006-10) CONTINUED TO TUESDAY, OCTOBER 18, 2005

Introduction of an Ordinance changing 6.362 acres, located at the northerly terminus of Wembley Street, south of Mission Gorge Road, west of Princess View Drive, and north of Waring Road, in the Navajo Community Plan Area, in the City of San Diego, California, from the AR-1-2 (Agricultural-Residential) Zone (previously referred to as the A-1-1 Zone) into the RX-1-1 (Single-Family Residential) Zone, as defined by San Diego Municipal Code Section 131.0404; and repealing Ordinance No. O-18248 (New Series) adopted January 8, 1996, of the Ordinances of the City of San Diego insofar as the same conflicts herewith.

OTHER RECOMMENDATIONS:

Planning Commission on December 16, 2004, voted 6-0 to approve; was opposition.

Ayes: Steele, Ontai, Lettieri, Chase, Garcia, Otsuji
Not present: Schultz

The Navajo Community Planning Group on April 21, 2003, voted 13-2-0 to recommend approval of the project.

CITY MANAGER SUPPORTING INFORMATION:

In 1995, the City Council approved Planned Industrial Development, Hillside Review and Resource Protection Overlay Zone (PID/HRP/RPOZ) Permit No. 88-0794, the Mission Trails Industrial Park Project. This approval allowed the subdivision of a 48-acre site for development as a light-industrial park, located on the south side of Mission Gorge Road between Princess View Drive and Old Cliffs Road. A copy of the recorded Permit No. 88-0794 is included as Attachment 16. This development resulted in a 6.36-acre remainder parcel located at a southerly corner of the

development, which was not a part of the PID/HRP/RPOZ Permit No. 88-0794. This parcel has remained undeveloped and is the subject of the current development application. The parcel has remained designated for light-industrial use in the Navajo Community Plan. However, the site is zoned AR-1-2, which would allow for a maximum of six dwelling units. The project proposal includes a request to amend the Navajo Community Plan to designate the site from light-industrial to single-family residential land use, and to rezone the property to RX-1-1, which would allow residential development of a maximum of 16 units.

The subject property is located at the terminus of Wembley Street, south of Mission Gorge Road and west of Princess View Drive, and north of Fontaine Street, within the Allied Gardens neighborhood. The proposed residential development is located in the southwest corner of the site and would occupy approximately 3.4-acres (one-half) of the property area. The remaining northwest portion of the parcel will remain undeveloped as a privately owned and maintained open space easement.

Surrounding land uses consist of commercial and warehouse development to the north and northwest (Mission Trails Industrial Park); commercial, undeveloped, and an elementary school uses to the east; and the Allied Gardens residential neighborhood located to the south and east of the site. The project site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA).

FISCAL IMPACT:

All staff costs associated with processing this project are recovered from a separate deposit account provided and maintained by the Applicant.

Oppenheim/Halbert/WCT

LEGAL DESCRIPTION:

The project is located at the northerly terminus of Wembley Street in the Navajo Community Planning Area (Assessors Parcel Number 455-030-23, Lots 3, 4, and 5 of the subdivision of Lots 61, 62 and the easterly portion of Lot 63 of the Rancho Mission of San Diego, in the City of San Diego, State of California, according to Map No. 1550.

Staff: Bill Tripp - (619) 446-5273.

FILE LOCATION: LUP-River View Village Residential 9/13/05 (65)

COUNCIL ACTION: (Time duration: 10:26 a.m. – 10:27 a.m.)

MOTION BY MADAFFER TO CONTINUE TO TUESDAY, OCTOBER 18, 2005, AT THE REQUEST OF PAUL ROBINSON, REPRESENTING THE PROPERTY OWNER APPLICANT, FOR FURTHER REVIEW OF THE ADDITIONAL ACCESS ROUTE TO THE SUBDIVISION. Second by Frye. Passed by the following vote: Peters-yea, District 2-vacant, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, District 8-vacant, Mayor-vacant.



ITEM-333: Two actions related to Fourth Amendment to the Agreement with URS Corporation and Expenditure of Funds for the Carmel Valley Road Enhancements Project.

(Torrey Pines Community Area. District 1.)

CITY MANAGER'S RECOMMENDATION:

Introduce the ordinance in Subitem A and adopt the resolution in Subitem B:

Subitem-A: (O-2006-20) INTRODUCED, TO BE ADOPTED
MONDAY, SEPTEMBER 26, 2005

Introduction of an Ordinance authorizing the City Manager to execute a Fourth Amendment (Fourth Amendment) to Agreement RR-288869 with URS Corporation, to revise staging and traffic control plans and provide construction support services, under the terms and conditions set forth in the Fourth Amendment, in an amount not to exceed \$111,360;

Authorizing the City Auditor and Comptroller to expend an amount not to exceed \$111,360 from CIP-52-517.0, Carmel Valley Road Enhancements Project, Fund 30300, TransNet, for the purpose of funding the Fourth Amendment, contingent upon the City Auditor and Comptroller first certifying that the necessary funds are on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.

Subitem-B: (R-2006-95) ADOPTED AS RESOLUTION R-300824

Authorizing the City Auditor and Comptroller to increase the Fiscal Year 2006 Capital Improvements Program Budget by \$400,000 in CIP-52-517.0, Carmel

Valley Road Enhancements Project, Fund 79527, Torrey Pines Development Impact Fee;

Authorizing the City Auditor and Comptroller to appropriate and expend \$400,000 from CIP-52-517.0, Carmel Valley Road Enhancements Project, Fund 79527, Torrey Pines Development Impact Fee for the purpose of project construction, contingent upon the City Auditor and Comptroller certifying that the necessary funds are on deposit in the City Treasury;

Authorizing the City Manager to re-advertise for bids, and award the construction contract to the lowest responsible bidder for the construction of the Carmel Valley Road Enhancements Project, contingent upon the City Auditor and Comptroller certifying that the necessary funds are on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.

CITY MANAGER SUPPORTING INFORMATION:

Carmel Valley Road is a two lane collector that runs in an east-west direction, parallel to the Los Penasquitos Lagoon. This area is heavily used by local residents, commuters as well as visitors to the lagoon and the Torrey Pines Beach. This project will enhance the .9 mile stretch between Via Mar Valle and Portofino Drive. Improvements consist of added bike lanes, sidewalk on the north side, 4 foot pedestrian walkway on the south side, parking lanes, asphalt pavement repair, undergrounding of utilities, new street lights, and installation of curbs, gutters, pop-outs, storm drains and landscaping.

On September 27, 2004, the City Council approved the plans, specifications, advertising, and funding for construction of Carmel Valley Road Enhancements Project. The bids were opened on October 7, 2004, with three bids submitted. All bids were in excess of the engineer's estimate of \$3,165,359, mainly due to the increase in construction cost (both materials and labor) and the difficulty with traffic control and environmental restrictions. In order for this project to move forward, staff obtained community approval to revise traffic control plans to allow for contractors to be more efficient. In addition, staff also received an approval from the Torrey Pines Community Planning Board to utilize \$400,000 in Development Impact Fee towards the construction of this project.

In 1997, the City entered into an Agreement with URS Corporation to provide preliminary design and environmental assessment for this project (R-288869). Subsequently in 1998 and 2000, the City executed the First and Second Amendment to the Agreement for the preliminary design and environmental document preparation (R-290645 and R-293830). The Third Amendment to the

FISCAL IMP ACT:

(Barrio Logan Community Area. District 8.)

CITY MANAGER'S RECOMMENDATION:

Introduce the ordinance in Subitem A and adopt the resolution in Subitem B:

Subitem-A: (O-2006-19) INTRODUCED, TO BE ADOPTED ON MONDAY
SEPTEMBER 26, 2005

Introduction of an Ordinance authorizing the City Manager to execute the Third Amendment to the Agreement with Dokken Engineering for additional professional services (Third Amendment), under the terms and conditions set forth in the Third Amendment to the Agreement, in an amount not to exceed \$6,300;

Authorizing the City Auditor and Comptroller to expend an amount not to exceed \$6,300 from CIP-52-661.0, Rigel Street Bridge Over Chollas Creek, Fund 30300, TransNet, for the purpose of funding the Third Amendment, contingent upon the City Auditor and Comptroller first certifying that the necessary funds are on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.

Subitem-B: (R-2006-92) ADOPTED AS RESOLUTION R-300826

Authorizing the City Manager to apply for and accept \$109,632 from the Highway Bridge Rehabilitation and Replacement Program for additional construction funding for CIP-52-661.0, Rigel Street Bridge Over Chollas Creek, Fund 38729, Highway Bridge Rehabilitation and Replacement Program;

Authorizing the City Auditor and Comptroller to increase the Fiscal Year 2006 Capital Improvements Program Budget for CIP-52-661.0, Rigel Street Bridge Over Chollas Creek, by \$109,632 in Fund 38729, Highway Bridge Rehabilitation and Replacement;

Authorizing the City Auditor and Comptroller to appropriate and expend \$109,632 from CIP-52-661.0, Rigel Street Bridge Over Chollas Creek, Fund 38729, Highway Bridge Rehabilitation and Replacement, for the purpose of constructing the Rigel Street Bridge over Chollas Creek, contingent upon receipt of an FNM-76 (Version E-76) Caltrans Funding Authorization and upon the City Auditor and Comptroller certifying that the necessary funds are on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.

CITY MANAGER SUPPORTING INFORMATION:

The proposed project will replace the Rigel Street Bridge over Chollas Creek with a new bridge approximately 62 feet in length. The existing bridge was closed due to structural failure and is in need of immediate replacement. This project will provide a two span concrete bridge including approach roadways and associated drainage improvements.

On February 2, 2004, the City Council approved the plans, specifications, advertising, and funding for construction of the Rigel Street Bridge over Chollas Creek. The bids were opened on September 24, 2004, and all were in excess of the engineer's estimate due to sharp increases in construction costs. The project was re-advertised and bids were opened again on February 16, 2005, with the low bid still over the revised engineer's estimate. It is necessary to apply for additional funding in order to make up the difference. This action allows the City Manager to apply for and accept additional Highway Bridges Rehabilitation and Replacement funds of \$109,632.

On November 19, 1998, the City entered into an Agreement with Dokken Engineering for the design of Rigel Street Bridge Replacement Project, Document No. C-09077. The First Amendment to the Agreement was executed on February 11, 2000, for additional environmental and design services, Document No. C-09881. The Second Amendment to the Agreement was executed on July 28, 2004, for additional services to meet Storm Water Pollution Control requirements, Document No. C-12767. This Third Amendment to the Agreement is needed to provide additional construction support services due to unanticipated costs associated with re-bidding the project.

FISCAL IMPACT:

The estimated total project cost is \$2,229,167; of this amount, \$2,119,535, has been previously authorized (R-298832, R-300521). The additional funding required for this project is \$109,632, which is available in Fund 38729, Highway Bridge Rehabilitation and Replacement.

The fee for providing services under this amendment is \$6,300. Total consultant agreement will be \$191,527. Funds are available in Fund 30300, TransNet, CIP-52-661.0, Rigel Street Bridge Over Chollas Creek.

Mendes/Boekamp/DZ

Aud. Cert. 2600060.

Staff: Dave Zoumaras – (619) 533-3138
Jeremy A. Jung – Deputy City Attorney

FILE LOCATION: SUBITEM A: NONE
SUBITEM B: MEET

COUNCIL ACTION: (Time duration: 3:28 p.m. – 3:30 p.m.)

MOTION BY MADAFFER TO INTRODUCE THE ORDINANCE IN SUBITEM A, AND ADOPT THE RESOLUTION IN SUBITEM B. Second by Young. Passed by the following vote: Peters-yea, District 2-vacant, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, District 8-vacant, Mayor-vacant.



[ITEM-335:](#) Security General Requirements Contract 001.

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2006-82) CONTINUED TO TUESDAY, SEPTEMBER 20, 2005,
WITH DIRECTION

Approving the plans and specifications for the implementation of the Security General Requirements Contract 001 for security upgrade for water related facilities in an amount not less than \$50,000 and not to exceed \$5,000,000, and a contract duration not to exceed two years, as advertised by Contract Services, on Work Order No. 021003;

Authorizing the City Manager after advertising for bids in accordance with law, to award the Project contract to the lowest responsible and reliable bidder in an

amount not to exceed \$5,000,000, provided that the City Auditor and Comptroller first furnishes one or more certificates certifying that the funds necessary for expenditure are, or will be, on deposit with the City Treasurer;

Authorizing the expenditure of an amount not to exceed \$5,000,000 from Water Fund 41500 solely and exclusively for the purpose of providing funds for the Water Department Security General Requirements Contract and related costs, provided that the City Auditor and Comptroller first furnishes one or more certificates certifying that the funds are, or will be, on deposit with the City Treasurer;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.
(BID-K062962C)

CITY MANAGER SUPPORTING INFORMATION:

The objective of this Security General Requirements Contract (Security GRC) is to continue executing security upgrades on facilities essential to the production and distribution of potable water in an expeditious and cost effective manner. During the past four (4) years, ADT Security Services, Inc., has been providing Water Department security upgrades through a contract with the Purchasing Department. However, ADT's contract will expire on September 11, 2005, and there is a need to continue implementing security upgrades.

The Water Department has found the GRC procurement approach to be cost effective and expeditious. The Security GRC contractor will continue to upgrade critical water facilities that were identified in the Vulnerability Assessment (VA) report dated December 31, 2002. The VA report, which recommended upgrades to our most critical water facilities, was Federally mandated by the EPA.

The Water Department will conduct a pre-qualification process to ensure that eligible companies have the necessary expertise in designing, installing and maintaining modern security systems. A pre-qualification process is necessary due to the specialty nature of the equipment and the implementation of the latest software and detection technology. As mandated by EPA, the Water Department needs to continue the effort to protect our facilities in the most expeditious manner. The Security GRC will utilize a pre-approved bid list in order to expedite installation of recommended security upgrades.

It is imperative to control information related to the design, location, and operation of the security systems. Working with a single Security GRC contractor is most appropriate given the sensitive nature of security systems. It is not in the best interest of the City of San Diego to publicly advertise, bid, and award each component of the security system. Working with the Security GRC

will ensure that a highly qualified company will perform the work while minimizing the disclosure of sensitive, security related information.

Environmental Impacts: Approval of this GRC is an administrative action and therefore exempt from CEQA. Individual projects proposed under the GRC would be subject to environmental review, similar to the current GRC approval process.

FISCAL IMPACT:

The total authorized to expend is \$5,000,000. Funds for this purpose will be available in the FY2006, FY2007 and FY2008 budgets as needed. The maximum work to be authorized for each Security GRC task order shall not exceed \$500,000 except in case of an emergency affecting health, safety, or property or when authorized by City Council.

Mendes/Belock/AE

Staff: Vic Bienes – (619) 533-6600
John F. Kirk – Deputy City Attorney

FILE LOCATION: NONE

COUNCIL ACTION: (Time duration: 3:30 p.m. – 3:41 p.m.)

MOTION BY FRYE TO CONTINUE THIS ITEM TO TUESDAY, SEPTEMBER 20, 2005, FOR FURTHER REVIEW OF LEGALITY ISSUES IN CLOSED SESSION, FOLLOWED BY A HEARING IN OPEN SESSION. Second by Madaffer. Passed by the following vote: Peters-yea, District 2-vacant, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, District 8-vacant, Mayor-vacant.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Atkins at 4:14 p.m. in honor of the memory of:

Alan R. Perry as requested by Council Member Peters; Ken Swanson as requested by Council Member Maienschein; and Delza Martin as requested by Deputy Mayor Atkins.

FILE LOCATION:

MINUTES

COUNCIL ACTION:

(Time duration: 4:10 p.m. – 4:14 p.m.)